

# FARMINGTON CITY PLANNING COMMISSION

Thursday, May 23, 2002

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## **PLANNING COMMISSION REGULAR SESSION**

**Present:** Present: Vice-Chairman Larry Jensen, Kent Forsgren, Bart Hill, Cindy Roybal, Cory Ritz, Sid Young, City Planner David Petersen, and Deputy City Recorder Jeane Chipman. Chairman Linda Hoffman was excused.

**Vice-Chairman Jensen** called the meeting to order at 7:40 P.M. following the Planning Commission's field trip through north and west Farmington. **Cory Ritz** offered the invocation.

## **APPROVAL OF MINUTES**

**Cory Ritz** *MOVED* that the minutes of the May 9, 2002, Planning Commission Meeting be approved with corrections as noted. **Kent Forsgren** seconded the motion. The Commission voted unanimously in favor. Larry Jensen abstained due to his absence during the May 9<sup>th</sup> meeting.

## **PUBLIC HEARING: FARMINGTON BAY ENTERPRISES REQUEST FOR RECOMMENDATION FOR SCHEMATIC PLAN APPROVAL FOR THE FARMINGTON BAY BUSINESS PARK I SUBDIVISION CONSISTING OF 1 LOT AND 2 PARCELS COVERING 14.18 ACRES LOCATED AT APPROXIMATELY 1200 SOUTH 650 WEST IN AN LM&BZONE (S-1-02) (Agenda Item #2)**

### **Background Information:**

The applicant's proposed subdivision layout appears to be consistent with the purposes of the light manufacturing and business zone to encourage and provide an environment and location for light industrial manufacturing and business park uses and development with City goals and standards for attractive well planned development. No minimum lot width is required in the LM & B zone. Therefore, the 300 minimum lot width demonstrated by the applicant is more than enough to meet this requirement. Three major items that should be considered at the next review or preliminary plat consideration including the following:

- a. The water line from Glover's Lane must be extended to the south end of the south lot line of Lot 1.
- b. The applicant must provide a grading and drainage plan including preliminary drainage run off calculations for the site. It appears that the applicant has enough property and land in the area to meet City detention standards if required.

- c. The applicant shall prepare and submit a soils report for the preliminary plat review.
- d. The applicant's lot abuts an 80 foot right-of-way, and preliminary design drawings should illustrate the City's required cross section for this street.

Only one building lot is proposed by the applicant. The proposed parcels A and B will be created when Lot 1 is established. However, the applicant intends to further develop these parcels in the future.

END OF PACKET MATERIAL.

**Mr. Petersen** reviewed the agenda item.

**Vice Chairman Jensen** opened the meeting to a *PUBLIC HEARING* and invited the applicant to address the Commission.

**Brad Pack** (580 East 400 North, Bountiful) stated his family's desire to develop the land into a self-storage complex. The elevation drawings demonstrated their wishes to create an attractive appearance on the exterior of the facility.

With no further comments **Vice-Chairman Jensen** *CLOSED* the public hearing and asked the Commission for their consideration.

**Mr. Petersen** stated there was a possible public right-of-way which may still exist running through the property under question. Verification of right-of-way vacation would have to be accomplished before final approval could be granted.

After a brief discussion, **Kent Forsgren** *MOVED* that the Planning Commission recommend schematic plan approval subject to all applicable Farmington City Development standards and ordinances and resolution of the following issue: A "platted street, not opened," which traverses the Pack property is identified on the County plat map. Has this street been officially vacated? If not, this should be done prior to or concurrent with final plat approval. **Sid Young** seconded the motion which passed by unanimous vote.

Reasons for the action included:

1. The application was consistent with the Farmington General Plan.
2. Issues remaining will be resolved before any further action is taken.
3. The possibility of the project had been discussed before by the Commission and the applicant had been very cooperative in working with the City.

**PUBLIC HEARING: FARMINGTON BAY ENTERPRISES REQUEST FOR  
CONDITIONAL USE AND SITE PLAN APPROVAL TO DEVELOP A SELF STORAGE  
BUSINESS, INCLUDING AN ACCESSORY LIVING QUARTERS, ON  
APPROXIMATELY 3 ACRES AT ABOUT 1200 SOUTH 650 WEST IN AN LM&B ZONE  
(C-7-02) (Agenda Item #3)**

**Background Information:**

Architecture

The applicant has provided proposed elevations for the accessory dwelling quarters and the “agriculture front” architectural building style proposed for the storage units. The ordinance requires an element of Farmington rock on the building or in the landscape and the applicant is proposing a Farmington stone veneer wainscoat for the accessory living quarters.

Landscaping

Landscaping must cover 5% of the site. It appears the applicant meets this with the proposed landscaping adjacent to 650 West. However, the applicant must provide a table indicating the total area of the site and the percentage of the total which is occupied by structures, by parking and service areas and by landscaping. A landscape plan should be prepared and include as a minimum, trees, vegetative ground cover and an automatic irrigation system.

Lighting

The lighting for the project is attached to buildings, or storage rental units, on the interior of the facility. Therefore, lighting will be directed inward and will not reflect onto neighboring properties.

Refuse Containers

Are any dumpsters or outside storage areas proposed? If so, they should be screened from public view.

Screening

The applicant is proposing a chain-link fence between the storage rental buildings.

Grading and Drainage

A grading and drainage plan is needed.

Water and Sewer

The proposed accessory living quarters require sewer service. The site abuts a Central Davis County Sewer District pump station facility. Water including fire hydrants must be extended from Glover's Lane along the 650 west right-of-way. This extension must comply with Farmington City requirements.

Street Improvements

The property fronts on 650 West Street which has no curb, gutter or sidewalk. These improvements should be constructed and/or bonded for prior to issuance of a building permit. Improvements to 650 West should comply with the City cross section standards for 80 foot right of ways.

END OF PACKET MATERIAL.

**David Petersen** introduced the agenda item. He said the applicant wished to build a self storage facility with accessory living quarters. Accessory living quarters were allowed by City ordinances because of the security benefits for such projects. Mr. Petersen stated the application should possibly be tabled to give time for the applicant and the City to complete design and review of drainage and culinary water needs.

**Vice-Chairman Jensen** opened the meeting to a *PUBLIC HEARING* and invited the applicant to address the Commission.

**Brad Pack** (580 East 400 North, Bountiful) referred to Mr. Petersen's suggestion to table the application and said he was in support of such action. He discussed the existing drainage pattern of the property in question and said that water follows the slope of the land to the south west. The design of the facility, because of gas pipe lines, called for open storage in the back of the property which would aid drainage through a gravel area. He was aware the access road to the property would have to be widened. He also intended to comply with the requirement to provide for landscaping for 5 percent of the property. Mr. Pack stated he was unsure about what kind of fences were allowed in petroleum easements that run through the property. The front of the project would be completely screen from public view. He was open to suggestions about the fence material in the back of the property. Because rail tracks traverse the back portion of the property people could easily look down into the facility from atop the rail lines. A fence would not screen the view in the back but would be for security only. Mr. Pack stated it was his family's intention to someday expand the facility to the south of the current design. He was also aware that a culinary water line would have to be brought to the facility.

With no further comments, the **Vice Chairman** *CLOSED* the public hearing. The Commission discussed the issue including the following points:

1. The fence should probably be consistent all the way around the facility.

2. Drainage is a serious problem and should be reviewed by the City engineer before approval. The impact on adjoining property may be significant.
3. Commission members were favorable towards the elevations as shown by the applicant.
4. Commission members wanted to have more information regarding plans to develop parcels A and B.

**Mr. Pack** stated he was appreciative of the Commission members' input and intended on complying with all requirements given by the City.

**Cory Ritz** *MOVED* that the Planning Commission table this item and consider conditional use approval concurrently with preliminary plat approval for the proposed Farmington Bay Business Park I Subdivision. This will allow time for the City staff and the Planning Commission to review culinary water plans, grading and drainage plans (including preliminary runoff calculations), a proposed street cross section and other engineering and site plan requirements related to the proposal. **Bart Hill** seconded the motion, which passed by unanimous vote.

**PUBLIC HEARING: FARMINGTON CITY REQUEST FOR CONDITIONAL USE AND SITE PLAN APPROVAL TO MOVE A BUILDING, INTENDED FOR COMMERCIAL USE, BETWEEN THE OLD BRASS COMB BUILDING AND DELAMARE'S BAKERY LOCATED AT APPROXIMATELY 69 NORTH MAIN IN A BR ZONE (SP-1-01) (Agenda Item #4)**

**Background Information:**

Enclosed for Planning Commission review is the staff report from the May 9, 2002, Planning Commission meeting. At that meeting, the Commission approved a motion to table this agenda item until issues are resolved regarding impact on adjacent properties, a drainage easement, and the number of necessary parking stalls.

Mr. Mann of DelaMare's Bakery has indicated to the staff that his business will not be hurt by the proposed placement of the Celey Baum home. He has stated that most of his customers come by word of mouth.

Max Forbush, the Farmington City Manager, will be on hand at this meeting to explain the City's involvement in this project and answer any questions the Planning Commission may have.

At the last meeting it was stated that the Celey Baum home is located too close to a storm drainage easement. This is not true, the storm drainage easement runs up the drive approach between the Brass Comb and the Celey Baum home. The City's primary motive is to preserve

and maintain one of Farmington's historic structures and to provide more economic vitality to the downtown area.

END OF PACKET MATERIAL.

**The City Planner** briefly reviewed the background material for the agenda item and then turned the time to Max Forbush, City Manager.

**Max Forbush** stated the agenda item had been reviewed previously by the Planning Commission. In the public hearing, Gene Mann (an adjacent property owner) had concerns which the City had taken into consideration. Mr. Forbush felt that all issues had been resolved with the redesign of the site plan. It was the City's intent to complete the project in order to help stabilize the downtown area and help stimulate the economy. The project would help beautify and enhance the historic nature of downtown while providing for business opportunities. The City planned to sell the buildings once they were remodeled and updated. Mr. Forbush talked about the City's hope to save as many trees as possible, although there were some which would have to be removed. There were also some property line issues on the north boundary which would have to be resolved before final approval.

**Vice Chairman Jensen** opened the meeting to a *PUBLIC HEARING* and invited interested parties to address the Commission.

**Gene Mann** (Main Street) stated he was very pleased with the changes made in the redesign of the plat. He said he felt it would make the downtown area look very nice and be a draw for businesses.

**Craig Holmes** (owner of the windshield repair shop to the north) said he was very concerned about parking and felt there may not be enough. He said even though parking was ample in the back of the property, often people would park on his property.

With no further comments, **the Vice Chairman** *CLOSED* the public hearing.

After a brief discussion to assure that the set backs and driveway width was appropriate, **Sid Young** *MOVED* to grant conditional use and site plan approval to move a building intended for commercial use between the old Brass Comb building and DelaMare's Bakery located at approximately 69 North Main. Approval is subject to all applicable Farmington City Ordinances and development standards and the following conditions:

1. Farmington Rock, if used, shall be an element in the landscape and/or used as part of the signage;
2. Final landscape plans shall be approved by City staff;
3. A six foot high fence shall be constructed where the property abuts a residential use to the west and northwest. The fence shall be constructed of material in

keeping with historic appearance of downtown Farmington.

4. Lighting shall be designed, located, and directed so as to eliminate glare and minimize reflection of light into neighboring properties;
5. Farmington City shall prepare a recommendation regarding the dumpster and its screening for review and approval by the Planning Commission;
6. The City Engineer shall prepare a drainage plan acceptable to the Planning Commission for the site.

**Cory Ritz** seconded the motion, which passed by unanimous vote. Reasons for the action included the following:

1. The redesign of the site plan was a much better plan.
2. The project will be a benefit to the neighbors and to the downtown area.
3. The project will help beautify the area and will maintain the historic nature of Farmington's downtown.
4. The application fits the Farmington City's General Plan.

**PUBLIC HEARING: DANVILLE LAND INVESTMENTS, L.L.C. AND MEREDITH C. MCKITTRICK REQUEST FOR RECOMMENDATION TO THE CITY COUNCIL REGARDING THE ANNEXATION OF 443.384 ACRES OF UNINCORPORATED LAND LOCATED GENERALLY SOUTH OF THE KAYSVILLE CITY LIMITS, WEST OF THE DRG&W RAILROAD TRACKS AND NORTH OF THE FARMINGTON RANCHES SUBDIVISION DEVELOPMENT AND A ZONE RECOMMENDATION FOR PART OF THE PROPERTY DESCRIBED IN THE PETITION (A-1-02) (Agenda Item #5)**

**Background Information:**

It is a long standing policy of the City that unless otherwise requested all property annexed into the City will be zoned "A" (Agriculture). Property owned by the LDS Church and Meredith McKittrick comprise approximately 60% of the total land identified in the annexation petition. Both these property owners have formally requested that the property be zoned "AE".

It is proposed that the LDS Church property will be developed by Danville Land Investments, LLC. They have submitted a yield plan with an accompanying conservation subdivision plan showing that a large portion of their property will remain as open space near the lake shore. No property below the 4218 line will be developed. The proposed Danville development in many ways mirrors the Farmington Ranches conservation development south of the annexation area.

Presently the McKittrick family does not have a development plan proposed for their

END OF PACKET MATERIAL.

**David Petersen** reviewed the agenda item and described the annexation area. He said that one of the applicants (Meredith McKittrick) was not currently planning to develop her property but may do so within the next 2 to 3 years. Meanwhile, Danville Land Investments, the other applicant is proposing a master planned development for Planning Commission consideration. Both property owners were requesting annexation as AE.

**Vice-Chairman Jensen** opened the meeting to a *PUBLIC HEARING* and invited the applicants to address the Commission.

**Nate Pugsley** (representing Danville Land Investments, L.L.C. stated he had met with citizens and City representatives who had given input regarding development of the property. Danville Land Investments may return to the Planning Commission with a slightly different site plan than the plan now being presented.

**Lane Sweat** (696 North 1875 West) stated that he owned one of 8 existing homes in the area. None of the homes had culinary water. He asked that culinary water lines be brought to the area as part of development work either to the north or to the south.

**JR Warner** (1280 South, Kaysville) said he was in favor of the application. He felt it would be a good move for the area.

With no further comments, **Vice-Chairman Jensen** *CLOSED* the public hearing. The Planning Commission discussed the agenda item including the following points:

1. The action would be in accordance with the General Plan of the City.
2. Development agreements need to be resolved.
3. There is a great need to have a careful study done regarding transportation designs for the area.
4. Culinary water for the eight existing homes should be an issue when considering approval for any development of the property.

**Kent Forsgren** *MOVED* that the Planning Commission recommend that the City Council annex the 433 plus acres as petitioned and zone the property A. Thereafter, the LDS Church property and the McKittrick property should be zoned AE following a development agreement between the property owners and the City. **Cory Ritz** seconded the motion, which passed by unanimous vote.



**Kent Forsgren** *MOVED* that the Planning Commission be allowed to review the development agreement and give input to the City Council prior to the agreement's final approval. **Cory Ritz** seconded the motion, which passed by unanimous vote.

### **CITY COUNCIL REPORT AND MISCELLANEOUS**

**Mr. Petersen** reviewed a miscellaneous item regarding Jim Walker's desire to split a lot which is 170 feet wide. Mr. Walker had approval to create a flag lot on the property, but was considering building a new home next to his instead of behind. However, the lot frontage would only be 70 feet for the new lot, which was not allowed by ordinance. The neighborhood did have several other 70-foot wide lots which were non-conforming. Mr. Petersen asked the Commission if they would like to consider amending the ordinance to include a "special exception" clause which could deal with such situations. It was the general consensus of the Commission not to amend the ordinance. They felt it would set an undesirable precedent.

### **ADJOURNMENT**

**Kent Forsgren** *MOVED* to adjourn at 9:20 P.M.

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*Larry Jensen, Vice-Chairman*  
*Farmington City Planning Commission*